

## PRESS RELEASE

*Free translation, the Dutch version prevails*

Tuesday 15 June 2021

### CARE PROPERTY INVEST

Public limited liability company (société anonyme/naamloze vennootschap),  
Public Regulated Real Estate Company (Société Immobilière Réglementée (SIR) /  
Gereguleerde Vastgoedvennootschap (GVV)) under Belgian Law  
Registered Office: 3 Horstebaan, 2900 Schoten  
Companies Registration No. 0456.378.070 (LPR Antwerp)  
(the "Company")

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#### Care Property Invest announces the completion of the care residence 'De Gouden Leeuw Zutphen' in Zutphen (The Netherlands)

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Schoten, Belgium – Tuesday 15 June 2021

Today Care Property Invest completed the development project 'De Gouden Leeuw Zutphen' in Zutphen (province of Gelderland), further expanding its Dutch real estate portfolio. This luxurious care residence was developed by Koopmans Bouwgroep and comprises 29 spacious care apartments and 7 care studios for recovery stays. The project, representing a final investment value of approximately €11.8 million, will be taken into operation as of today by a subsidiary of the healthcare operator De Gouden Leeuw Groep. 'De Gouden Leeuw Zutphen' will be rented out on the basis of a new 'triple net' long-term lease contract with a minimum duration of 25 years. Of the 127 projects currently in Care Property Invest's property portfolio, 10 are still under construction.

**Peter Van Heukelom, CEO of Care Property Invest;**

*'The brand new De Gouden Leeuw Zutphen is the third project in Care Property Invest's portfolio to be operated by De Gouden Leeuw Groep, a strong regional player in the province of Gelderland. This development is part of our growth strategy, in which we focus on projects in Dutch municipalities and regions where the expected ageing rate, and therefore the demand for adapted housing infrastructure for the elderly, is remarkably high.'*



[Click here to download high res pictures of the project](#)

Overview sheet

<b>Zutphen – De Gouden Leeuw Zutphen</b>	
	<b>Acquisition date:</b> 19 December 2019
	<b>Address:</b> De Clercqstraat 58, 7201 EC Zutphen, The Netherlands
	<b>Operator:</b> Woonzorgvoorziening de Gouden Leeuw Zutphen B.V. (part of the 'De Gouden Leeuw Groep')
	<b>Capacity:</b> 29 care apartments and care hotel with 7 studios
<b>Project:</b>	The 'De Gouden Leeuw Zutphen' project consists of 6 floors (including ground floor) and the architecture is in perfect harmony with the other 2 buildings on the site. The building contains 29 relatively spacious high-end residential care apartments, 7 health care studios for rehabilitation stays, a restaurant with its own kitchen and a communal activity room and living room. 'De Gouden Leeuw Zutphen' is equipped to welcome both people with a light and a heavy care need. The other two buildings house spacious luxury apartments.
<b>Location:</b>	The project is one of three buildings within the high-end residential project 'De Veste' and is located near the Coehoornsingel, next to a historic fortress canal and the stately buildings that characterize the neighbourhood. The centre of Zutphen, with numerous restaurants, supermarkets, shops and banks, lies within walking distance.
<b>Year of construction/ renovation:</b>	The completion of the project took place on 15 June 2021.
<b>Transaction:</b>	Asset deal: Acquisition through its Dutch subsidiary, Care Property Invest.NL4 B.V.
<b>Type of contract:</b>	New long-term leasehold agreement of the 'triple net' type with a duration of at least 25 years (renewable and annually indexable). The project generates additional income for the Company as of today.
<b>Total investment value:</b>	Approximately €11.8 million.
<b>Financing:</b>	Loan capital

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Care Property Invest would like to reconfirm its desire to expand its real estate portfolio in the future with health care infrastructure in Belgium, The Netherlands, Spain, as well as elsewhere in the European Economic Area.

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All further information regarding the Company can be found on our [website](#). Here we will keep you informed on a dedicated page about the (possible) impact of the COVID-19 pandemic on the business activities of Care Property Invest.

Caution regarding forecasts

*This press release contains forecasts involving risks and uncertainties, amongst others statements regarding plans, objectives, expectations and intentions of Care Property Invest. Readers are cautioned that such forecasts involve known and unknown risks and are subject to significant business, economic and competitive uncertainties which are mostly beyond Care Property Invest's control. If one or more of these risks or uncertainties materialise or should, if applied, basic assumptions prove incorrect, the final results may significantly deviate from the anticipated, expected, estimated or projected results. Consequently, Care Property Invest cannot assume any responsibility for the accuracy of these forecasts.*

*For any additional information, please contact:*



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#### About Care Property Invest

Care Property Invest NV/SA is a Public Regulated Real Estate Company (public RREC) under Belgian law. The Company has been listed on Euronext Brussels for over 25 years and invests in high quality healthcare real estate for elderly and disabled people on the European market. Care Property Invest purchases, builds and renovates high-quality healthcare real estate (residential care centres, groups of assisted living apartments, residential complexes for people with a disability, etc.), fully tailored to the needs of the end user and then makes it available to solid healthcare operators on the basis of a long-term contract.

The Company has developed an international portfolio of 127 healthcare projects, spread across Belgium, The Netherlands and Spain.

The market capitalisation of Care Property Invest amounted to approximately €703 million on 14/06/2021. The Company aims to create a stable share for its shareholders with a low risk profile and a stable and steadily growing dividend.

<b>Ticker:</b>	CPINV
<b>ISIN Code:</b>	BE0974273055
<b>Index listings:</b>	<ul style="list-style-type: none"> <li>• Belgium BEL Mid (Euronext Brussels)</li> <li>• Euronext Real Estate (Euronext Brussels)</li> <li>• GPR (Global Property Research) General Europe Index</li> <li>• GPR (Global Property Research) General Europe Quoted Index (excl. open-end bank funds)</li> </ul>
<b>EPRA</b>	EPRA member since December 2016. In September 2020, the Company received its fourth EPRA BPR Gold Award.
<b>Website</b>	All further information can be found on our website, <a href="http://www.carepropertyinvest.be">www.carepropertyinvest.be</a> .